

EXHIBIT 3

SUMMARY OF ESTIMATED ASSETS AND LIABILITIES (UNAUDITED)

ASSETS

Real Estate	\$2,600,000.00
Cash	\$20,000.00
<u>Total Assets</u>	<u>\$2,620,000.00</u>

LIABILITIES

Mortgage Loan Payable	\$2,400,000.00
Trade Debt	\$1,000.00
	(Estimated)
<u>Total Liabilities</u>	<u>\$2,401,000.00</u>